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INDUSTRIAL PARKS IN THE ARGENTINE REPUBLIC

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Industrial parks imply a relatively new organization concept to promote the localization and development of industry in a rational and orderly fashion. The concept is based on the advantages and economic and social benefits that may be derived from the establishment of enterprises in groups instead of separately and independently. An industrial park is an extension of land which is subdivided and developed in accordance with the needs of the companies installed therein. The plan for the park may include, although not necessarily, provisions for the construction of industrial buildings to be sold or rented to the occupants.

Organized industrial parks as defined above offer many advantages to industrialists, local communities, and countries in the process of industrialization, since they make it possible to place industry correctly and modernize and expand small industry, while improving inter-industrial relations.

The Argentine Situation

Compared to Argentina there are few countries at the same level of development with so little balance in their regional growth. Forty-five percent of the population lives in the area comprised by the Federal Capital and the province of Buenos Aires. One third of the country's industrial employment is in the Federal Capital, and two-thirds in the Buenos Aires-littoral region which is also where 68% of the total electric energy capacity is to be found. These figures necessarily reflect great regional differences in per-capital incomes and standards of living, which are also reflected by the lack of executive strength in such provincial and municipal institutions as are essencial to economic development.

By means of industrial parks the development of industry might be significantly advanced, and a contribution made towards eliminating regional inequalities.

In this connection a highly promising attitude can be observed in the country's industrial managers, particularly in the small industry sector, who are daily giving increasing evidence of their wish to help in correcting the above mentioned factors. However, the number of potential promoters is rather limited at present, and for this reason the provincial governments through promotion institutions should undertake the establishment of one or two industrial parks as local trials. They would thereby stimulate industrial development and provide a demonstration of the use to which the parks may be put.

The province of Cordoba has already undertaken an action program to establish a Pilot Industrial Park in its capital city, and the interest of other provinces such as Jujuy and Santa Fe in following suit has become apparent.

Characteristics of an Industrial Park

By properly placing these parks the decentralization of an urban

zone and of the country in general may be achieved; traffic congestion can be reduced and improvements made in health and safety conditions.

Although as a general rule a certain amount of flexibility is allowed for, any integral plan should provide for: a) site location; b)preparation and classification of lots; c) streets; d) railroad installations; e) sanitary installations; f) gas, water, electricity and telephone systems; g) land division; and h) land use controls.

In communities where present land distribution in zones is inadequate or old-fashioned, controls may be applied on the basis of agreements concerned with: a) fumes and odors; b) factory design and construction; c) landscape; d) free space behind buildings, and parking lots for vehicles; e) loading and unloading platforms for trucks; etc.

Some promoting companies provide a service through which an architect and a contractor supervise the project and the construction and maintenance of the new factory, following specifications provided by the manufacturer which are in turn in accordance with the construction rules and the restrictions governing the district.

Under the present conditions of financial stress, the financing of industrial parks could be a significant obstacle in view of the size of the investment needed for each project. The national and provincial governments, as well as the banking and financial institutions, should give careful attention to this problem. However, it will be found that by undertaking construction in stages, projects can be financed both as regards the construction of parks and the erection of industrial buildings with reduced amounts of funds used on a rotating basis. Furthermore, by selling instead of renting properties, a contribution can be made towards reducing the pressure on the investment capital required.

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